

Application ref: 2020/2877/P
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Date: 15 October 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Avalon Surveyors Ltd
10B Aquarium
101 Lower Anchor Street
Chelmsford
CM2 0AU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**3-5 Hylda Court
St Alban's Road
London
NW5 1RE**

Proposal:

Demolition of redundant boiler flue and external stack to side elevation, with associated making good to match main building.

Drawing Nos: A0813-100; A08130-110; A0813-111; A0813-109; A0813-106; A0813-103; A0813-108; A0813-104; A0813-102; A0813-105; A0813-101; A0813-107;

Planning/Design & Access/Heritage Statement by Avalon Surveyors.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 All new external work shall be carried out in materials that resemble, as closely

as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

A0813-100; A08130-110; A0813-111; A0813-109; A0813-106; A0813-103; A0813-108; A0813-104; A0813-102; A0813-105; A0813-101; A0813-107; Planning/Design & Access/Heritage Statement by Avalon Surveyors.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission:

The application building is an 'art deco' inspired proposed block of flats which has been built with an external chimney stack to the left-hand side of the building. The building is mentioned in the Dartmouth Park conservation area guidance for its architectural qualities. The stack previously housed flues for the communal heating system. The system has been removed following a significant escape of water in the recent years.

The proposal is to remove the redundant external chimney stack, which is in poor condition and has also been found to contain asbestos. The chimney stack has a modest scale and projection and as a feature it does not contribute to the character and appearance of the building. As it is located only on one side of the building, the proposal is considered to balance building's proportions.

Following the removal of the chimney stack, it is proposed that the space remaining to be made good and match the cladding of the main building, as closely as possible. It is therefore considered that the proposal would preserve the character and appearance of the host building and wider conservation area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of impact on the neighbouring amenity, due to the proposal's nature, location, projection and size, it is not considered that harm would be caused to the neighbouring amenity, in terms of loss of light, outlook and privacy.

The removal of the chimney stack would be undertaken in a safe manner in line with Control of Asbestos Regulations 2012.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017 and policies DC2 and DC3 of Dartmouth Park Neighbourhood Forum. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered below the text 'Yours faithfully'.

Daniel Pope
Director of Economy, Regeneration and Investment